

HOUSE BILL 4045
By McMillan

AN ACT to amend Tennessee Code Annotated, Sections 68-102-122, 68-102-123, 68-102-124 and 68-102-125, relative to expenses for the remediation of dangerous conditions of buildings or premises.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 68-102-122, is amended by deleting the section in its entirety and substituting instead the following:

If a party within thirty (30) days thereafter fails, neglects, or refuses to repay the officer the expense thereby incurred by the officer, the officer may immediately place a lien upon the property for the expenses incurred pursuant to § 68-102-121, together with a twenty-five percent (25%) penalty thereon. Such lien shall be a lien on the property, including the real estate on which the property is located, and the lien shall be superior and prior to all other liens on the property, except a lien for taxes assessed and due the state, county and city wherein the property is located, and vendors' liens.

SECTION 2. Tennessee Code Annotated, Section 68-102-123, is amended by deleting the language of the section in its entirety.

SECTION 3. Tennessee Code Annotated, Section 68-102-124, is amended by deleting the language of the section in its entirety, and substituting instead the following:

The officer is authorized to institute legal proceedings to enforce the lien in any court of record or any general sessions court.

SECTION 4. Tennessee Code Annotated, Section 68-102-125, is repealed.

SECTION 5. This act shall take effect upon becoming a law, the public welfare requiring it.